

Prepared by and Return To:

REALTY TITLE

6397 Goodman Road, Suite 109

Olive Branch, MS 38654

662-893-8077

BK 0447 PG 0217

STATE MS.-DE SOTO CO. FILED *HC*

JUN 27 3 33 PM '03

**WARRANTY
DEED**BK 447 PG 217
W.F. DAVIS CH. CLK.

Ronald R. Griffin and Carrie A. Griffin

- GRANTORS

Bandy J. Baker and Shellye C. Baker -

GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, Ronald R. Griffin and Carrie A. Griffin do hereby sell, convey and warrant unto Bandy J. Baker and Shellye C. Baker, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

10.01 acres (more or less) in the Northwest Quarter of Section 16, Township 4 South, Range 8 West, DeSoto County, Mississippi, more particularly described as follows:

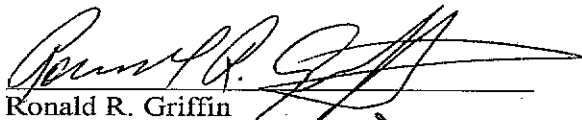
Commencing at the Southwest corner of the Northwest quarter of Section 16, Township 4 South, Range 8 West, said point being a USA marker; thence North 2541.26 feet along the West line of said quarter section to a point in the centerline of Wheeler Road; thence with the centerline of said road North 80 degrees 11 minutes East 315.0 feet to the Northwest corner of the Lee 3.5 acre Tract; thence South 0 degrees 45 minutes East with the West line of the Lee Tract 573.0 feet to a point, the Southwest corner of the Lee Tract and the Northwest corner of the Shettles 1.67 acre Tract; thence continuing South 0 degrees 45 minutes East along the West line of the Shettles Tract 242.46 feet to the Point of Beginning at the Southwest corner of the Shettles 1.67 acre Tract; thence continuing South 0 degrees 56 minutes East with Shettles West line 1621.0 feet to the half section line; thence with the half section line East 273.5 feet to the Southeast corner of the Shettles Tract; thence with the Shettles East line North 0 degrees 45 minutes West 1621.0 feet to the Southeast corner of the Shettles 1.67 acre Tract; thence with Shettles South line South 87 degrees 35 minutes West 262.22 feet to the Point of Beginning, containing 10.01 acres (more or less).

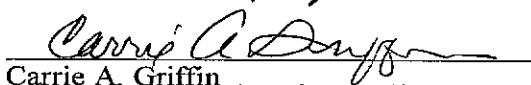
Also a 50 foot driveway from Wheeler Road South to the above described 10.01 acres off of the West side of the Lee and Shettles Tracts. The driveway was retained by Shettles in the Deed to Hamric, recorded in Book 251, Page 542.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

WITNESS our signature this 23 day of June, 2003.


Ronald R. Griffin


Carrie A. Griffin

STATE OF MISSISSIPPI
COUNTY OF DESOTO

BK 0447PG0218

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named Ronald R. Griffin and Carrie A. Griffin, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL seal of office this the 23 day of June, 2003.

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES FEB. 9, 2004
BONDED THRU STEGALL NOTARY SERVICE

Christy Dawn Dunlap
Notary Public

Grantors' Address:
8271 North Fletcher Run
Cordova, TN 38018
Phone: 901-604-6051
Phone: 901-831-0194

Grantees' Address:
3939 Wheeler Road
Hernando, MS 38632
Phone: 804-639-9573
Phone: 804-560-1170

